

MEMORANDUM

October 16, 1974

TO: BOSTON REDEVELOPMENT AUTHORITY  
FROM: Robert T. Kenney, Director  
SUBJECT: BOARD OF APPEAL REFERRALS

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Hearing: 12/3/74

Petition No. Z-3184  
Boston Properties Co.  
Richard L. Church and Charles Peabody  
195 Cambridge Street, Allston

Petitioner seeks a forbidden use and two variances for a change of occupancy from a three-family dwelling to a four-family dwelling in a local business (L-1) district. Proposal violates the Code as follows:

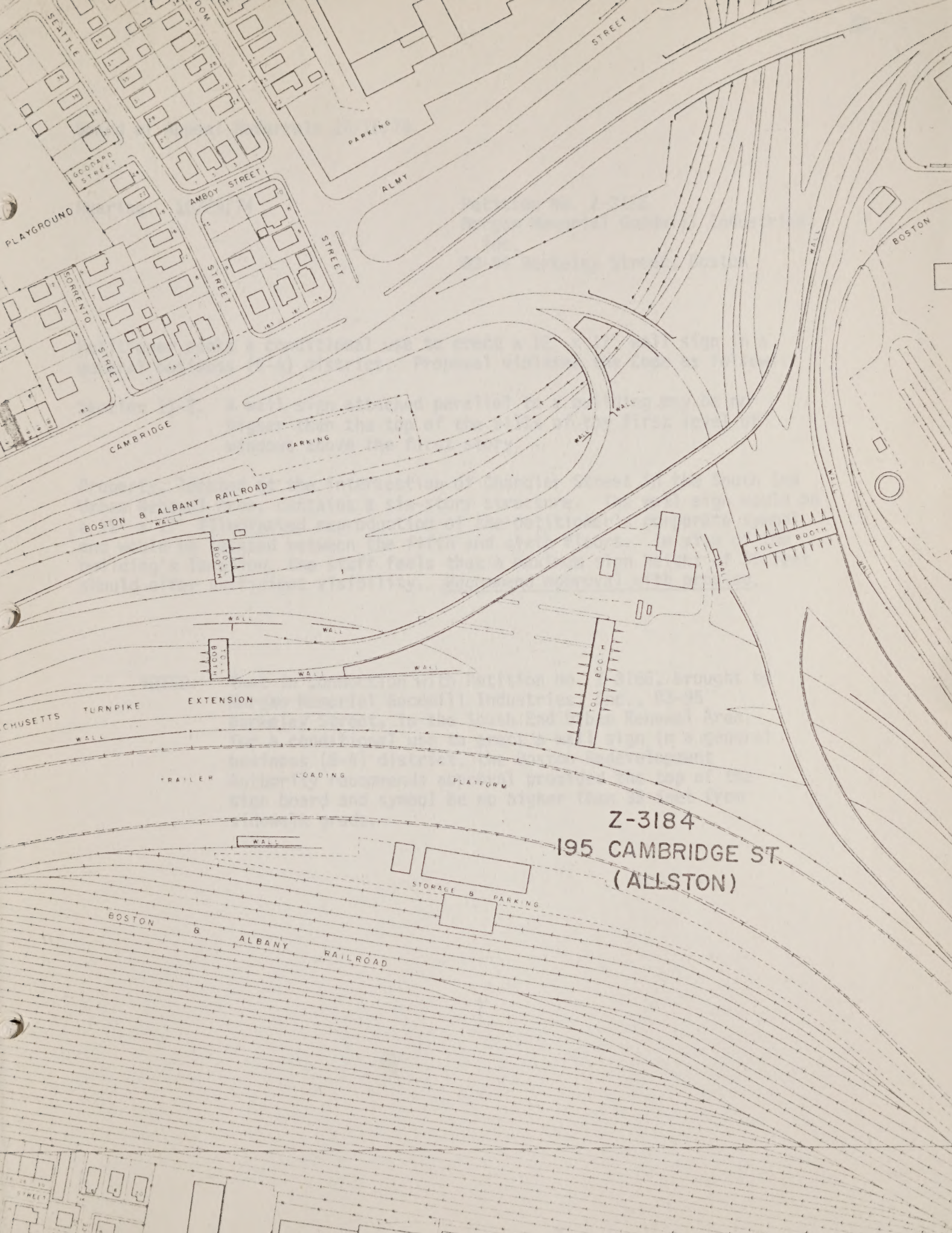
	<u>Required</u>	<u>Proposed</u>
Section 8-7. A dwelling converted for more families which does not meet the requirements of open space is forbidden in a L-1 district.	1.0	1.7
Section 15-1. Floor area ratio is excessive.		
Section 17-1. Open space is insufficient.	1000 sf/du	199 sf/du

Property, located near the intersection of Sorrento Street, contains a three-story masonry structure. Additional basement unit would not provide adequate light and air. Proposal represents an unreasonable use of the structure.

Recommend denial.

VOTED: That in connection with Petition No. Z-3184, brought by Boston Properties Co., 195 Cambridge Street, Allston, for a forbidden use and two variances for a change of occupancy from a three-family dwelling to a four-family dwelling in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. Additional basement unit would not provide adequate light and air. Proposal represents an unreasonable use of structure.





Z-3184  
195 CAMBRIDGE ST.  
(ALLSTON)



Board of Appeal Referrals 10/16/74

Hearing: 10/29/74

Petition No. Z-3186  
Morgan Memorial Goodwill Industries,  
Inc.  
83-95 Berkeley Street, Boston

Petitioner seeks a conditional use to erect a 12' x 17' wall sign in a general business (B-4) district. Proposal violates the Code as follows:

Section 11-2. A wall sign attached parallel to a building may be no higher than the top of the sills of the first level of windows above the first story.

Property, located at the intersection of Chandler Street in the South End Urban Renewal Area, contains a six-story structure. The wall sign would be a 12' x 17' illuminated reproduction of the petitioner's corporate symbol, and would be located between the fifth and sixth floors. In view of the building's location, the staff feels that a maximum sign height of 35 feet should offer sufficient visibility. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-3186, brought by Morgan Memorial Goodwill Industries, Inc., 83-95 Berkeley Street, in the South End Urban Renewal Area, for a conditional use to erect a wall sign in a general business (B-4) district, the Boston Redevelopment Authority recommends approval provided the top of the sign board and symbol be no higher than 35 feet from sidewalk grade.



83-95 BERKELEY ST.  
(B.P.)



Board of Appeal Referrals 10/16/74

Hearing: 11/5/74

Petition No. Z-3188  
James A. Baxter  
84 Maynard Street, Roslindale

Petitioner seeks a variance to legalize a one-story addition to a one-family dwelling in a single-family (S-.5) district. Proposal violates the Code as follows:

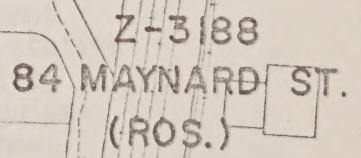
	<u>Required</u>	<u>Proposed</u>
Section 19-1. Side yard is insufficient.	10 ft.	3 ft.

Property, located near the intersection of Metropolitan Avenue, contains a 1½-story frame structure. Enclosed porch extension has existed for approximately 17 years with no adverse effect on the neighborhood. Recommend approval.

VOTED: That in connection with Petition No. Z-3188, brought by James A. Baxter, 84 Maynard Street, Roslindale, for a variance to legalize a one-story addition to a one-family dwelling in a single family (S-.5) district, the Boston Redevelopment Authority recommends approval. Extension has had no adverse effect on the neighborhood.

Z-3188  
84 MAYNARD ST  
ROSLINDALE







Board of Appeal Referrals 10/16/74

Hearing: 11/5/74

Petition No. Z-3190  
Gulf Oil Corporation  
241-249 Cambridge Street, Boston

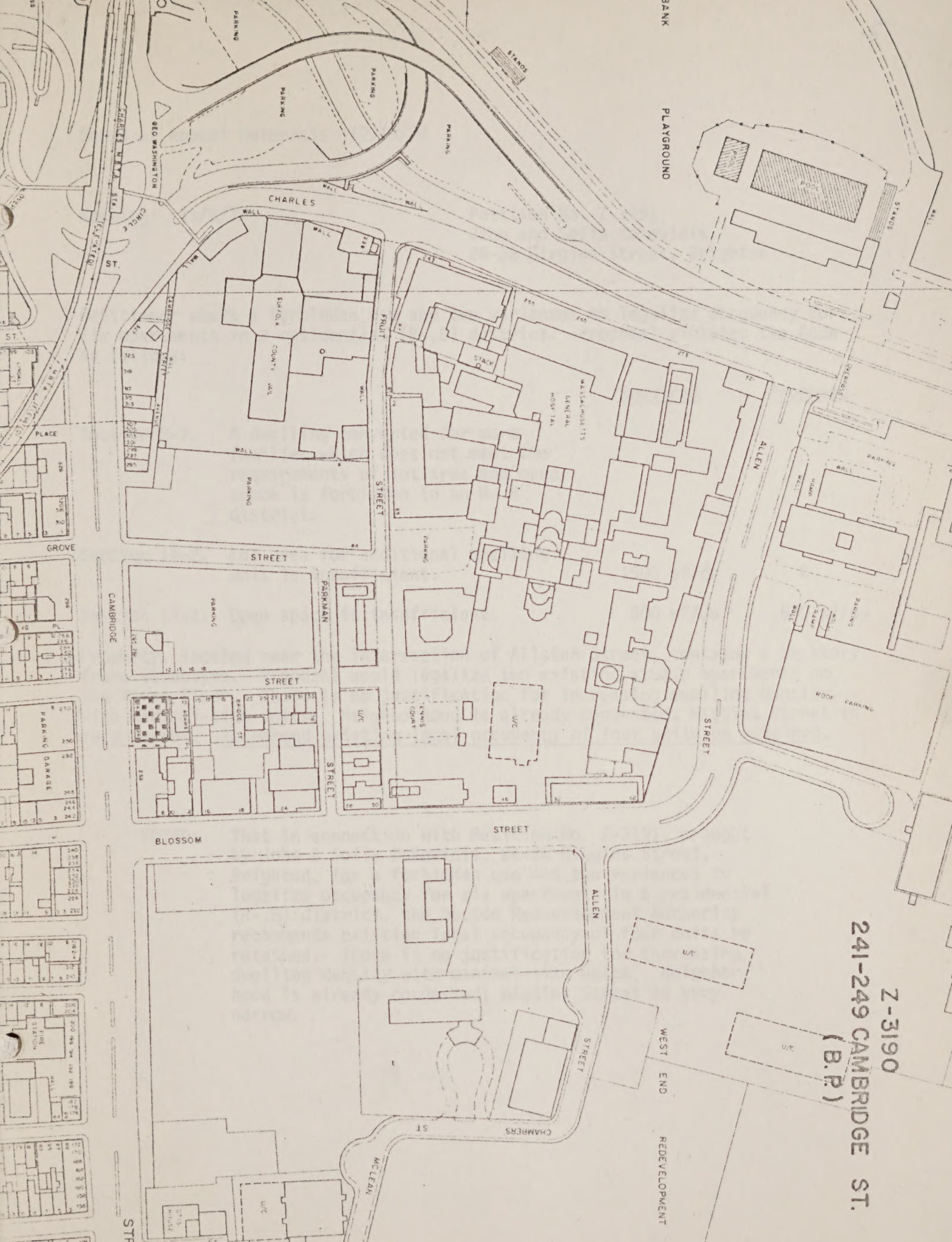
Petitioner seeks a conditional use and a variance to erect a one-story office building for a self-service gas station in a local business (L-2) district. Proposal violates the Code as follows:

	<u>Required</u>	<u>Proposed</u>
Section 8-7. A gas service station is conditional in an L-2 district.		
Section 20-1. Rear yard is insufficient.	11 ft.	7 ft.

Property, located at the intersection of North Anderson Street, contains a gas service station on a 4,225-square-foot parcel. Existing structure would be demolished and replaced with a small office building and two pump islands, increasing pump hose capacity from 4 to 9. It would be a self-service, 24-hour operation. City experience with self-service gas stations has shown that they generate heavy volumes of traffic, which in this case, because of the small lot and the absence of service attendants, could lead to further traffic congestion on Cambridge Street and interfere with access to service stations abutting the site. The Beacon Hill Civic Association has also expressed opposition for traffic and congestion reasons. A service station would be acceptable provided it is a replacement facility only maintaining present capacity and attendant service and constructed in accordance with Board of Appeal service station guidelines. Recommend denial of proposed self-service station and approval of replacement of present service facility.

VOTED: That in connection with Petition No. Z-3190, brought by Gulf Oil Corporation 241-249 Cambridge Street, Boston, for a conditional use and a variance to erect a one-story office structure for a self-service gas station in a local business (L-2) district, the Boston Redevelopment Authority recommends denial of 24-hour self-service station and approval of replacement of present service facility in accordance with Board of Appeal service station guidelines. A self-service station on the small lot without attendants would lead to further congestion on Cambridge Street and interfere with abutting uses. Community is opposed to self-service station.





Z-3190  
241-249 CAMBRIDGE ST.  
(B.P.)



Board of Appeal Referrals 10/16/74

Hearing: 11/5/74

Petition No. Z-3191  
John and Sofia Kokovidis  
26-28 Higgins Street, Brighton

Petitioner seeks a forbidden use and two variances to legalize occupancy for six apartments in a residential (R-.8) district. Proposal violates the Code as follows:

	<u>Required</u>	<u>Proposed</u>
Section 8-7. A dwelling converted for more families which does not meet the requirements of lot area and open space is forbidden in an R-.8 district.		
Section 14-2. Lot area for additional dwelling unit is insufficient.	1500 sf/du	0
Section 17-1. Open space is insufficient.	800 sf/du	630 sf/du

Property, located near the intersection of Allston Street, contains a 2½-story frame structure. Proposal would legalize two existing studio apartments on the first floor. There is no justification for increasing dwelling density with minimal-size units. Neighborhood is already congested; Higgins Street is very narrow. Recommend existing legal occupancy of four units be retained.

VOTED: That in connection with Petition No. Z-3191, brought by John & Sofia Kokovidis. 26-28 Higgins Street, Brighton, for a forbidden use and two variances to legalize occupancy for six apartments in a residential (R-.8) district, the Boston Redevelopment Authority recommends existing legal occupancy of four units be retained. There is no justification for increasing dwelling density with minimal-size units. Neighborhood is already congested; Higgins Street is very narrow.



Z-3191  
26-28 HIGGINS ST.  
STANLEY A. RINGER  
(BRI.)  
PLAYGROUND





## Board of Appeal Referrals 10/16/74

Hearing: 10/29/74

Petitions Nos. Z-3192-3193  
 St. Elizabeth's Hospital of Boston  
 736-748 Cambridge Street and  
 5 Nevins Street, Brighton

Petitioner seeks three variances to erect a seven-story addition to a hospital and a seven-level parking garage in an apartment (H-2) district. Proposal violates the Code as follows:

	<u>Required</u>	<u>Proposed</u>
<u>Cambridge Street</u>		
Section 18-1. Front yard is insufficient.	20 ft.	0
<u>Nevins Street</u>		
Section 18-1. Front yard is insufficient.	20 ft.	0
Section 21-1. Setback of parapet is insufficient.	2 ft.	0

The hospital complex is bounded by Cambridge, Washington, Warren, and Nevins Streets. Included in the hospital addition, to be located on the Cambridge Street side, would be operating rooms, radiology and nuclear medicine departments, and two patient floors. There would be no increase in the number of beds. A Certificate of Need has been obtained for the construction. The seven-level garage on Nevins Street would accommodate 275 cars. Recommend approval with design review proviso.

VOTED: That in connection with Petitions Nos. Z-3192-3193, brought by St. Elizabeth's Hospital of Boston, 736-748 Cambridge Street and 5 Nevins Street, Brighton, for three variances to erect a seven-story addition to a hospital and a seven-level garage in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.





Z-3192-93  
736-748 CAMBRIDGE ST.  
5 NEVINS ST.  
(BRI.)



## Board of Appeal Referrals 10/16/74

Hearing: 10/22/74

Petition No. Z-3194  
 Pappas Development Company, Inc.  
 201 Rivermoor Street, West Roxbury

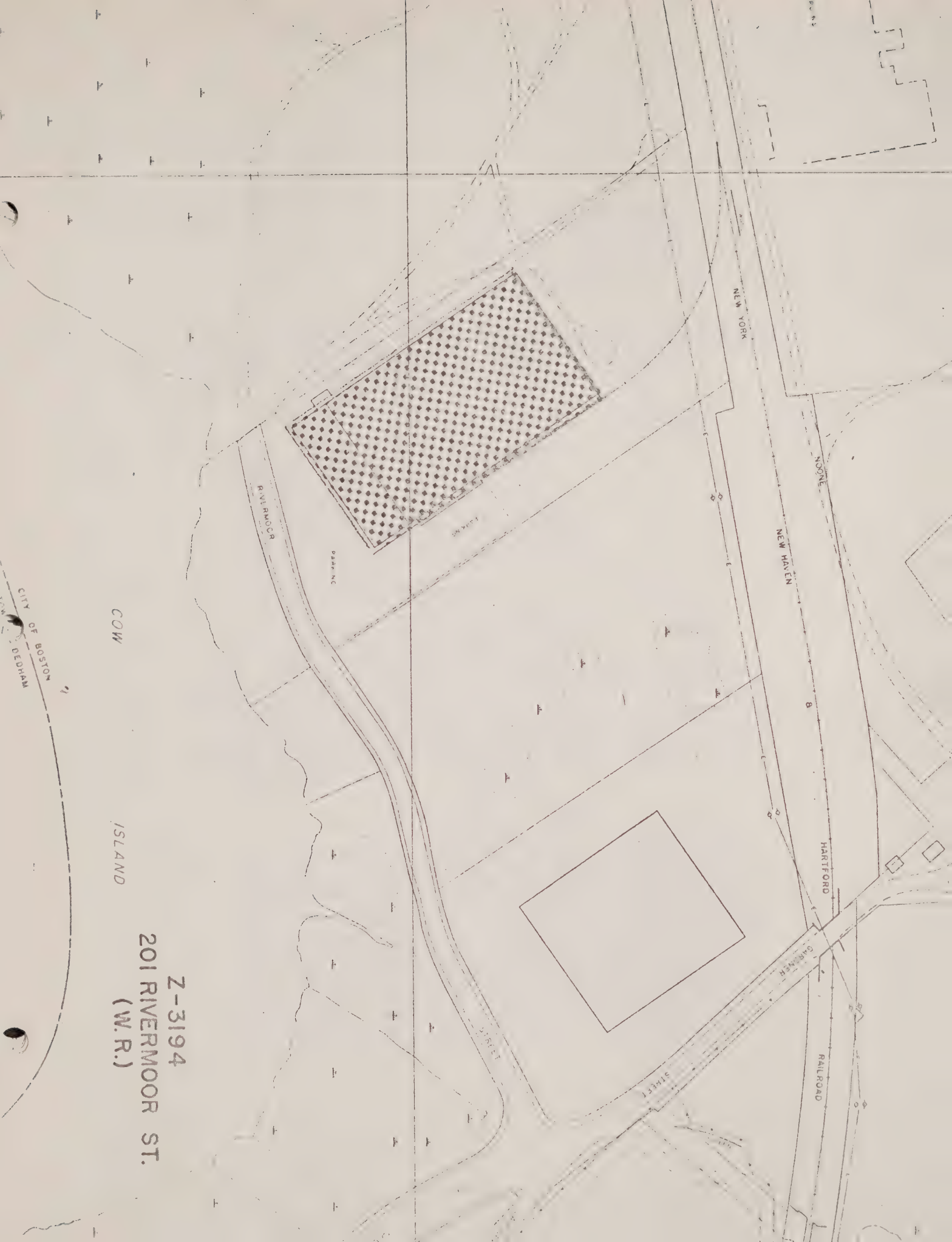
Petitioner seeks three forbidden uses for a change of occupancy from warehouse and office to warehouse, offices, yard for storing-servicing trucks, outdoor storage of refuse, storage of flammable liquids, maintenance shops, repair garage, cafeteria, research laboratory, and TV studio, and to erect a one-story addition, in a light manufacturing (M-1) district. Proposal violates the Code as follows:

- Section 8-7. A yard for storing or servicing trucks less than 150 feet from every residential district is forbidden in an M-1 district.
- Section 8-7. Outdoor storage of refuse is forbidden in an M-1 district.
- Section 8-7. Storage of more than 15,000 gallons of flammable liquids is forbidden in an M-1 district.

Property, located near the intersection of Charles Park Road, contains a one-story masonry structure (former Rexall Drug Co. eastern home office). The Boston Gas Company would lease the premises for its general office business presently conducted at McBride Street, Jamaica Plain. There would be adequate provisions for the parking of approximately 300 vehicles. Staff and Little City Hall recommend: that opaque screening of parking areas be provided at side and rear of the structure and for any area used for temporary storage of materials, equipment, or refuse; that landscaping of front property line be provided; that the open area between Rivermoor Street and Charles River be landscaped for public use (Boston Gas Company has agreed); that all servicing of vehicles be performed within the structure; that plans, including final drainage and landscaping, be submitted for design review. Recommend approval with provisos.

VOTED: That in connection with Petition No. Z-3194, brought by Pappas Development Company, Inc., 201 Rivermoor Street, West Roxbury, for three forbidden uses for a change of occupancy from warehouse and office to warehouse, offices, yard for storing-servicing trucks, outdoor storage of refuse, storage of flammable liquids, maintenance shops, repair garage, cafeteria, research laboratory, and TV studio, and to erect a one-story addition, in a light manufacturing (M-1) district, the Boston Redevelopment Authority recommends denial unless petitioner agrees to the following provisos: that opaque screening of parking areas be provided at side and rear of structure and for any area used for temporary storage of materials, equipment, or refuse; that landscaping of front property line be provided; that the open area between Rivermoor Street and Charles River be landscaped for public use (Boston Gas Company has agreed); that all servicing of vehicles be performed within the structure; that plans, including final drainage and landscaping, be submitted to the Authority for design review.





COW

ISLAND

Z-3194  
201 RIVERMOOR ST.  
(W.R.)

CITY OF BOSTON  
DORCHESTER

RIVERMOOR

PARKING

NEW YORK

NEW HAVEN

HARTFORD

RAILROAD

GARFIELD

NOONE

STREET



## Board of Appeal Referrals 10/16/74

Hearing: 10/29/74

Petition No. Z-3195  
 Henry and Thelma Bahm  
 McDonald's Corporation  
 1247 Commonwealth Avenue, Allston

Petitioner seeks a conditional use and two variances to erect a one-story restaurant structure in an apartment (H-1) and general business (B-1) district. Proposal violates the Code as follows:

	<u>Required</u>	<u>Proposed</u>
Section 8-7. Sale over the counter of on-premises-prepared food or drink for off-premises consumption, or for on-premises consumption if, as so sold, such food or drink is ready for take-out, is conditional in a B-1 district.		
Section 19-5. Side yard is insufficient.	11 ft.	0
Section 23-4. Off-street parking is insufficient.	11 spaces	0

Property, located near the intersection of Harvard Avenue, contains a 2½-story frame structure which would be demolished. Facility would have seating accommodations for 158 persons. No off-street parking would be provided. Proposal would add to existing traffic congestion in the area. There are already about 21 restaurants in the Harvard Avenue business district. Recommend denial.

VOTED: That in connection with Petition No. Z-3195, brought by McDonald's Corporation, 1247 Commonwealth Avenue, Allston, for a conditional use and two variances to erect a one-story restaurant structure in an apartment (H-1) and general business (B-1) district, the Boston Redevelopment Authority recommends denial. Facility with 158 seating accommodations with no off-street parking facilities would add to existing traffic congestion in the area. There are already about 21 restaurants in the Harvard Avenue business district.





BRIGHTON

WALTON

GLENVILLE TERRACE

REEDSCALE STREET

CHESTER STREET

PARKWAY

1247 COMMONWEALTH AVE.  
(ALLSTON)

Z-3195



Board of Appeal Referrals 10/16/74

Hearing: 10/29/74

Petition No. Z-3206  
John DeFilippo  
12 Central Avenue, Hyde Park

Petitioner seeks a conditional use and a variance for a change of occupancy from gas service station-lubritorium to gas service station-lubritorium and auto repair shop, and to erect a one-story addition, in local business (L-.5) and general business (B-1) district. Proposal violates the Code as follows:

	<u>Required</u>	<u>Proposed</u>
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Section 8-7. Auto repair shop is conditional in an L-.5 district.		
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Section 8-6. A change in a conditional use requires Board of Appeal approval.		
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Section 20-1 Rear yard is insufficient.	20 ft.	5 ft.
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Property, located near the intersection of River Street, contains an abandoned gas service station structure. Addition, to be utilized as repair shop, would be erected at the right side. Following is recommended: that the rear yard setback be increased to ten feet; that the facility comply with Board of Appeal guidelines for gas service stations. Recommend approval with provisos.

VOTED: That in connection with Petition No. Z-3206, brought by John DeFilippo, 12 Central Avenue, Hyde Park, for a conditional use and a variance for a change of occupancy from gas service station-lubritorium to gas service station-lubritorium and auto repair shop, and to erect a one-story addition, in local business (L-.5) and general business (B-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that the rear yard setback be increased to ten feet; that the facility comply with Board of Appeal guidelines for gas service stations.





Z-3206

12 CENTRAL AVE.  
(H.P.)



Board of Appeal Referrals 10/16/74

Hearing: 11/5/74

Petition No. Z-3209  
Jack Young  
6-8 Franklin Street, Brighton

Petitioner seeks an extension of a nonconforming use and a variance to erect a two-story addition to a wholesale automotive supply structure in a general business (B-1) district. Proposal violates the Code as follows:

	<u>Required</u>	<u>Proposed</u>
Section 9-1. Extension of a nonconforming use requires Board of Appeal hearing.		
Section 20-1. Rear yard is insufficient.	12 ft.	0

Property, located near the intersection of Cambridge Street, contains a three-story structure. It is proposed to erect the addition over the one-story rear section of the supply facility. Rear yard violation is existing. Use is consistent with surrounding commercial area. Recommend approval.

VOTED: That in connection with Petition No. Z-3209, brought by Jack Young, 6-8 Franklin Street, Brighton, for an extension of a nonconforming use and a variance to erect a two-story addition to a wholesale automotive supply structure in a general business (B-1) district, the Boston Redevelopment Authority recommends approval. Rear yard violation is existing. Use is consistent with surrounding commercial area.





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RAILROAD  
BOSTON & ALBANY

WALL

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STREET

ADAMSON

ALDIE

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FRANKLIN

ALCOTT

BRADBURY

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MANSFIELD

COOLIDGE

BAYARD

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EXTENSION  
6-8 FRANKLIN ST.  
(BRI.)

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Board of Appeal Referrals 10/16/74

Hearing: 11/5/74

Petition No. Z-3211  
Trustees of 60 State Street Trust  
John M. Hines  
60 State Street, Boston

Petitioner seeks a conditional use to erect four temporary signs in a general business urban renewal area (B-10-U) district. Proposal violates the Code as follows:

Section 11-1. Number of signs is excessive; area of each sign is excessive.

Property, located at the intersection of State and Congress Streets, is proposed for development of a 37-story office building. Proposed temporary signs are to announce leasing information. Two free-standing illuminated signs 16' x 20'6" are to be located, one at the corner of State Street, the other at the corner of Faneuil Hall Square. Also proposed is a 4' high belt sign along Congress Street and State Street. The two free-standing illuminated signs would be appropriate replacements for two similar signs recently removed. The two belt signs would be unwarranted and excessive. Recommend approval of two free-standing signs.

VOTED: That in connection with Petition No. Z-3211, brought by Trustees of 60 State Street Trust, 60 State Street, Boston, for a conditional use to erect four temporary signs in a general business urban renewal area (B-10-U) district, the Boston Redevelopment Authority recommends approval of the two free-standing 16' x 20'6" signs and denial of the two belt signs.





GO STATE ST.  
(B.P.)  
Z-32H

FEDERAL BUILDING  
U.S. POST OFFICE  
COURT HOUSE

U.S. CUSTOM HOUSE

CANAL HALL  
FANEUIL HALL SQUARE

MERCHANTS

SOUTH

MARKET

STREET

COMMERCE

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